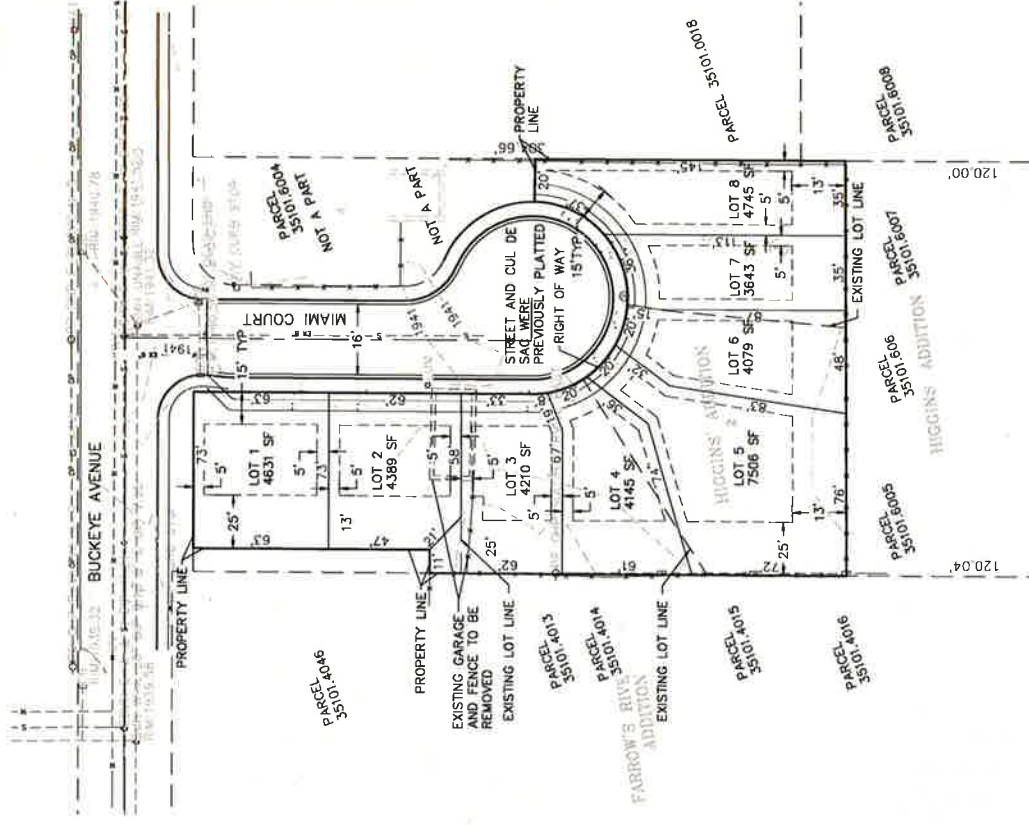


Z 19-100 PSP

COTTER PRELIMINARY SHORT PLAT LOCATED IN THE SE 1/4, NE 1/4 SEC. 10, T25N, R43E, W.M. SPOKANE, WASHINGTON



SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	35101.4047, 6001, 6002, & 6003
EXISTING ZONING	RSF
LANDUSE	RESIDENTIAL 4-10
PROJECT AREA (ac)	0.86 ACRES
TOTAL LOT AREA (ac)	0.86 ACRES
RIGHT OF WAY AREA (ac)	NONE
NUMBER OF LOTS	8
NET DENSITY	9.3 UNITS/ACRE
MAX DENSITY	10 UNITS/ACRE
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAVD-88
ELECTRIC PROVIDER	AVISTA
GAS PROVIDER	AVISTA
OTHER PURVEYORS	TO BE DETERMINED

RECEIVED

FEB 27 2019

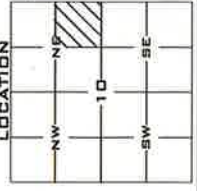
PLANNING & DEVELOPMENT

PARCEL LEGAL DESCRIPTION

FOUND IN SCOUT ASSESSORS INFORMATION
 35101.4047 PTN SE 1/4 NE 1/4 DAF: BEG SE COR 10-25-43 TH NB9°38'07"E 10.90FT, TH N00°04'06"E 110.15FT TO A PT SLY ROW LN BUCKEYE AVE, TH ALG SD ROW NB9°38'07"W 73.06FT W ROW LN MIAMI CT, TH ALG SD WROW LN S00°04'06"W 125.07FT TO NE COR LT1 BLK1 HIGGINS ADD, TH ALG N LN SD LT 1 S89°38'07"W 83.96FT NW COR SD LT 1, TH N00°04'06"E 14.92FT POB

ENGINEER/CONTACT
 WHIPPLE CONSULTING ENGINEERS
 21 S. PINES ROAD
 SPOKANE VALLEY, WA 99216
 PHONE: 509-893-2617
 CONTACT: TODD R WHIPPLE, P.E.
 TODDR@WHIPPLE.COM

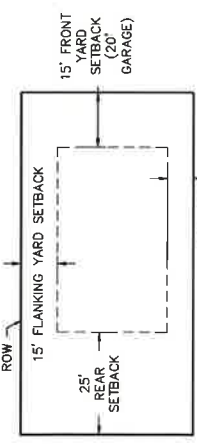
PROPERTY OWNER
 DANIEL COTTER
 1654 E. DECATUR AVE.
 SPOKANE, WA 99208



PRELIMINARY SHORT PLAT
 COTTER POCKET RESIDENTIAL
 E 4214 BUCKEYE AVE.
 CITY OF SPOKANE, WASHINGTON



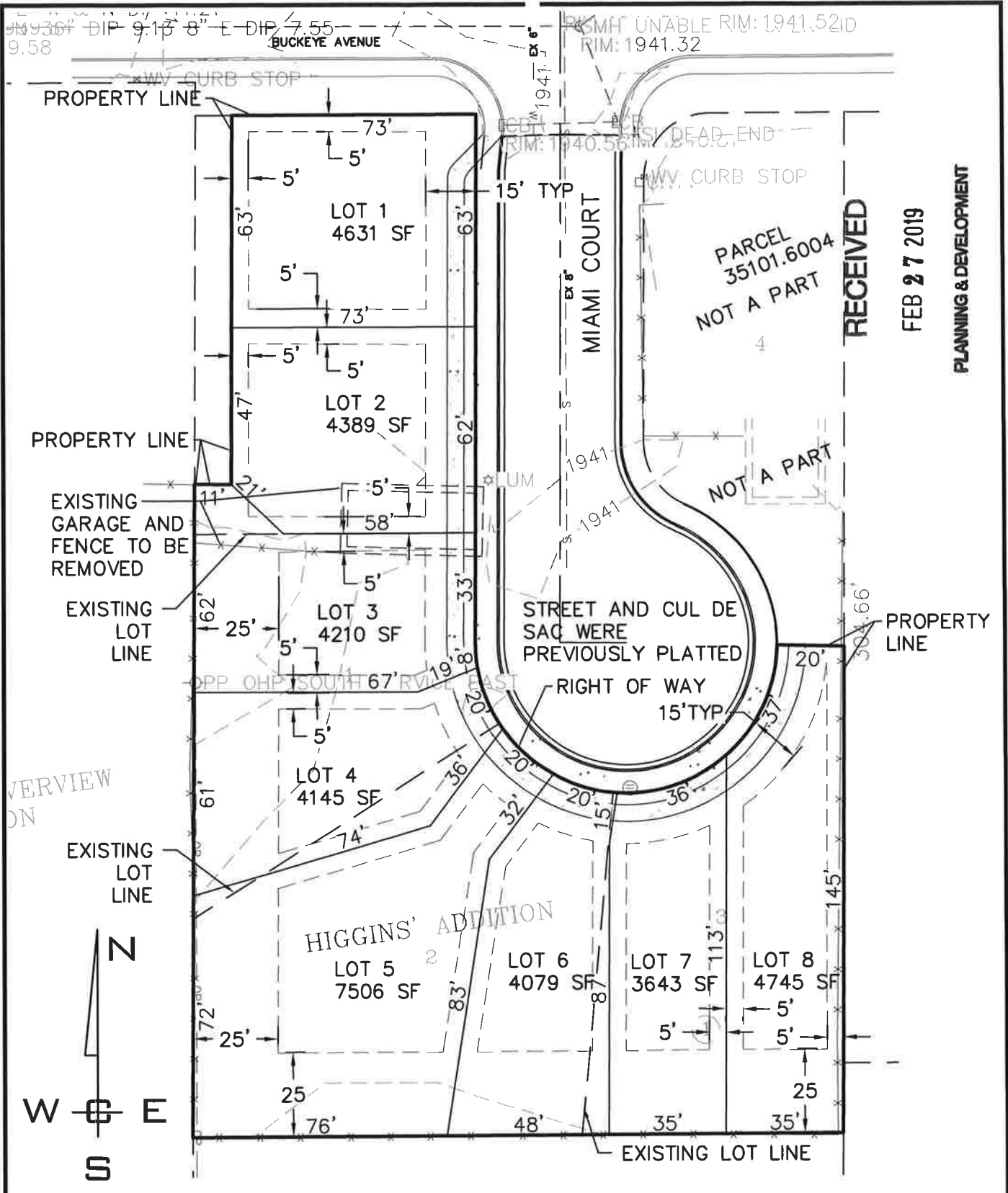
PROJ #:	19-2142
DATE:	02/14/19
DRAWN:	JPP/BMM
REVIEWED:	JAG
SCALE:	AS SHOWN
DATE:	02/14/19
DRAWN:	JPP/BMM
REVIEWED:	JAG



TYPICAL LOT SETBACK DETAIL

SHEET 1 OF 1
 JOB NUMBER 2018-2119

219-100 PSP



P:\WCE_WORK\2018-2119 Cotter- Cottages CUP\DWG\2119-2 pocket.dwg, 2/26/2019 10:08:07 AM, SusanMoss, Color C60 PCL6, SMM



WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

**COTTER POCKET RESIDENTIAL
PRELIMINARY SHORT PLAT
SITE MAP**

PROJ #: 18-2119
DATE: 02/26/19
DRAWN: SMM
REVIEWED: JAG
SCALE: 1"=40'